



B2995 P0112 11-19-2009  
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Brenda M. Clemmons  
Brunswick County, NC Register of Deeds page 1 of 4

*Internal Revenue*

Presenter	<i>Service</i>	Ret:	<i>IS</i>
Total	<i>23</i>	Rev	<i>83</i>
Ck \$		Ck #	Cash \$ <i>25</i>
Refund:		Cash ?	Finance

☐ Portions of document are illegible due to condition of original.

☒ Document contains seals verified by original instrument that cannot be reproduced or copied.

### Certificate of Redemption

This certificate of redemption, made the 12<sup>th</sup> day of November, 2009, by the South Atlantic Advisory Territory Manager, INTERNAL REVENUE SERVICE, Small Business/Self-Employed Division, Area Three, Jacksonville, Florida, (Grantee for purposes of indexing only), by virtue of tender of payment to WACHOVIA BANK, N.A. (Grantor for purposes of indexing only).

WHEREAS, Michael D. Patterson, on or before July 23, 2009, was the owner of the real estate hereinafter described; and,

WHEREAS, the real estate on July 23, 2009, was subject to the deed of trust held by Vicki L. Parry, Trustee for B.F. Saul Mortgage Company, Lender, in the original principal sum of \$240,000.00, dated December 30, 2002, and recorded in the Register of Deeds for the County of Brunswick, North Carolina, on December 30, 2002, at Book 1680, Page Number 420;

WHEREAS, David A. Simpson, P.C., was appointed as Substitute Trustee under the foregoing Deed of Trust, pursuant to a Substitution of Trustee which was duly recorded on May 5, 2009, in Book 2922 at Page 158 in the Office of the Register of Deeds for Brunswick County, North Carolina to which reference is hereby made; and

WHEREAS, the real estate on July 23, 2009, was subject to a tax lien in favor of the United States in amount of \$30,686.53, duly recorded on December 22, 2008 with the



Clerk of Superior Court for the County of Brunswick, North Carolina at Judgment  
number 08M1909;

WHEREAS, the Secretary of the Treasury on June 3, 2009, received notice of the intended sale of the real estate on July 23, 2009, by David A. Simpson, P.C., Substitute Trustee, pursuant to that certain Deed of Trust, dated December 30, 2002, and recorded in the Register of Deeds for Brunswick County, as Book Number 1680, Page Number 420;

WHEREAS, the real estate was publicly offered for sale on July 23, 2009, by David A. Simpson, P.C., Substitute Trustee, where and when Wachovia Bank, N.A. became the last and highest bidder with a bid in the sum of \$275,630.52;

WHEREAS, the sale of the real estate remained open for ten days after the bid of Wachovia Bank, N.A., and no further upset bid being placed thereon, Wachovia Bank, N.A. purchased the real estate for the sum of \$275,630.52;

WHEREAS, the purchase price having been fully paid, David A. Simpson, P.C., Substitute Trustee, conveyed title to the real estate to Wachovia Bank, N.A., by SUBSTITUTE TRUSTEE'S DEED dated August 18, 2009, and recorded on September 8, 2009, in the Register of Deeds for Brunswick County, at Book Number 2972, Page 1018; and,

WHEREAS, the South Atlantic Advisory Territory Manager, Small Business/Self-Employed Division, Area Three, Jacksonville, Florida through his authorized agent, Amy Weil, for and on behalf of the United States, on November 17<sup>th</sup>, 2009, which date was within the period of 120 days from the July 23, 2009 date of sale, tendered to Wachovia Bank, N.A., the sum of \$286,854.12, in redemption of the real estate for and on behalf of the United States, said sum being the



total of the \$275,630.52 paid by Wachovia Bank, N.A. for the real estate, plus interest on the amount paid at 6 percent per annum from the date of sale, and expenses allowable by law; and,

WHEREAS, Wachovia Bank, N.A. acknowledges that on November 17, 2009, Revenue Officer Amy Weil tendered payment in redemption of the real estate for and on behalf of the United States;


NOW THEREFORE, be it known that, by virtue of the tender of payment to Wachovia Bank, N.A., by Revenue Officer Amy Weil on November 17, 2009, the United States pursuant to Section 7425 of the Internal Revenue Code of 1986, has redeemed the following described real estate:

**In Brunswick County; being all of Lot 14, In Block 67 as same appears on a map made by D.C. Herring and duly recorded in Book of Maps No. 2 at Page 246 of the Register of Deeds of Brunswick County, North Carolina.**

**Property is commonly known as 228 West Beach Drive, Oak Island, NC 28465 and is identified as Brunswick County parcel #234MD026**



IN WITNESS WHEREOF, the South Atlantic Advisory Territory Manager,  
Internal Revenue Service, Small Business/Self-Employed Division, Area Three,  
Jacksonville, Florida, has hereunto set forth his hand and affixed his seal this 12<sup>th</sup> day of  
November, 2009.

  
George A. Green  
Advisory Territory Manager  
Internal Revenue Service  
Jacksonville, Florida


  
WITNESS

  
WITNESS

STATE OF FLORIDA  
CITY OF JACKSONVILLE

I, Linda D Raizis, a notary public in the State of Florida, do hereby  
certify that George A. Green, Manager of the South Atlantic Advisory Territory of the  
Internal Revenue Service, Small Business/Self-Employed Division, Area Three,  
Jacksonville, Florida, whose name is signed to the writing above bearing date on the 12<sup>th</sup>  
day of November, 2009, has acknowledged the same before me.

GIVEN under my hand this 12<sup>th</sup> day of November, 2009.

  
Notary Public  
My commission expires on April 6, 2012

